

FAIRFAX COUNTY
DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES
Request for Architect/Engineer Qualifications

The County of Fairfax, Virginia, Department of Public Works and Environmental Services is soliciting for A/E services for the Master Planning Study for County and State owned properties located at the West Ox Road Complex. The West Ox Road Complex is located on the west side of West Ox Road between Lee Highway (Route 29) and Interstate Route 66. The complex currently includes the I-66 Solid Waste Transfer Station, the citizen's recycling area, the closed landfill, the Animal Shelter, the Department of Vehicle Services maintenance facility, the school bus parking lot, the Fire and Rescue Training Academy on the northern portion; the VDOT maintenance and equipment facility, the vacated Department of Corrections Work Camp 30, and the site of the future West Ox Bus Facility on the southern portion. The intent of the study is to develop a long-term master plan for the complex, and to integrate the master plan with opportunities and challenges presented by surrounding properties and uses, including the VDOT material facility located just west of the closed landfill. The master planning study will address the County and State interest in locating new facilities at the West Ox Complex including the County's proposed Forensics Facility, Public Safety Operations Center, the joint County and WMATA Bus Operations Facility, and State requirements for a VDOT District Office, continued requirements for VDOT maintenance and equipment repair facility, and possible VDOT Traffic Operations, or other State public safety functions. This study will address the need to maximize the cohesiveness and efficiency of land use, and provide a campus that is more compatible with the surrounding development.

The following is the general scope of work to be addressed by the selected consultant for this master planning study:

- Review and evaluate the extent of County-owned property, the existing facilities located on the property including the closed landfill, and the operational functions being conducted at the property with particular focus on the southern portion of the complex.
- Evaluate the scope, program, access and security requirements of the new facilities and operations that are contemplated for this site by the County and State. (Basic programming and scope information for the new facilities will be developed by separate consultants and by VDOT).
- Coordinate with and interview all pertinent County and State agencies including but not limited to Police Department, Fire and Rescue Department, Emergency Management, Animal Services, Solid Waste Collection and Recycling Division, Department of Vehicle Services, Department of Transportation, and VDOT.
- Evaluate properties adjacent to the subject property including the VDOT materials storage facility located east of the closed landfill at Route 66 and the Fairfax County Parkway.
- Analyze existing and planned facilities and operational functions to determine the land areas that are available for development. Consider all development requirements such as the Zoning Ordinance, Comprehensive Plan and the Public Facilities Manual including but not limited to stormwater management, environmental issues including wetlands, screening and tree cover, road improvements, and locations of and requirements for major utilities.

- Prepare a transportation assessment and a traffic impact study based on the existing facilities, and the traffic generation and access requirements associated with the proposed facilities.
- Evaluate VDOT plans for possible relocation of certain elements of the Maintenance Facility, and incorporate into the master plan.
- Evaluate functions that could be combined at the site or at alternate site(s) to provide for more efficient land use and operational efficiency.
- Evaluate operations on adjacent properties to determine which functions may present opportunities for shared used and consolidation of functions or infrastructure between agencies.
- Conduct brainstorming and master planning workshops that will include representatives from all principle agencies, and may include representatives from the design consultants for each of the proposed facilities
- Prepare at least three conceptual, master plan proposals for the southern portion of the complex that will incorporate all existing land information, all proposed State and County facilities, information on possible relocation of VDOT maintenance functions and possible opportunities presented by property and operations located on the northern portion of the complex and on adjacent properties.
- The three conceptual master plans proposals will focus on future development at the southern portion while considering opportunities for integration and shared uses/facilities at the northern portion. The master plans shall reflect the need to improve the “corporate image” presented by the County and State at this property, at the West Ox Road frontage and at other areas of public exposure.
- The master plan proposals should incorporate phasing plans associated with construction logistics, timing of possible relocation of VDOT functions, and availability of funding.
- Prepare appropriate supporting documents that will be required to a County application for rezoning of the property or a 2232 Determination, as may be applicable. Also, attend and provide appropriate presentation materials for community information and feedback meetings.

Consultant teams that wish to be considered for this project must submit 6 copies of their statement of qualifications to the Planning and Design Division, Office of Capital Facilities, Department of Public Works and Environmental Services, 12000 Government Center Parkway, Suite 449, Fairfax, VA 22035-0054. The statement of qualifications submitted must include:

- Statement of Qualifications
- GSA Standard Form 254 for the primary firm and all major subconsultants
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- List of references with current address and telephone numbers for recently completed projects of a similar nature

All submissions must be complete and clearly demonstrate the capability to execute this study, the ability to facilitate collaboration between multiple agencies, and the ability to solve large and complex master planning challenges. A selection committee will review and evaluate the qualifications on the basis of related experience, performance record, and capability of administering the project efficiently. If deemed necessary by the selection committee, interviews of the top rated respondents will be scheduled for the week of February 17, 2003.

All statement of qualifications shall be delivered no later than 4:00 p.m., local prevailing time, February 12, 2003. Submissions received after this time will not be considered. Questions related to this Request for Qualifications should be directed to Mr. Hossein Malayeri, Project Manager, Planning and Design Division at (703) 324-5160 or TTY (800) 828-1120. The statement of qualifications shall not exceed thirty-five (35) total sheets.